Subject: Re: 1330 W. Pico - General Plan Amendment Initiation Request
From: Joel Miller <jmiller@psomas.com>
Date: 5/23/18, 1:07 PM
To: Gerald Gubatan <gerald.gubatan@lacity.org>
CC: Lali DeAztlan <Lali@deaztlangroup.com>, "Fernando J. Guerra"
<FG@deaztlangroup.com>, Paul Garry <paul.garry@psomas.com>, David
Garcia <david@sandstoneproperties.com>, "frank.cauthen@hok.com"
<frank.cauthen@hok.com>, Ernest Cirangle <ernest.cirangle@hok.com>

Thanks Gerald. By copy of this email, I am requesting that colored exhibits be emailed to you ASAP.

Regards

Joel

Sent from my iPad

On May 23, 2018, at 10:52 PM, Gerald Gubatan <<u>gerald.gubatan@lacity.org</u>> wrote:

On Thursday morning, our office is scheduled to meet with city planning staff on a variety of CD-1 items, including the proposed GPA for 1330 W. Pico Blvd. I recall the developer had a conceptual rendering - it appeared to be a massing diagram - which showed the relationship of the site with the Convention Center / LA Sports and Entertainment District area. Does anyone recall seeing such a visual? I was thinking such a visual could be useful in showing the city planners that the GPA and location of the 1330 W. Pico Blvd. site has a relationship with the Sports and Entertainment District, notwithstanding the physical barrier created by the Freeway as well as the site being on the border between two separate Community Plan Areas. Our office would view the GPA as a catalyst for new investment. Also earlier, I forwarded links to GPAs approved by PLUM Committee which include hotel uses around the Convention Center. Also the proposed AEG redesign appears to show Plco Blvd. as a central spine for the revamped Convention Center. I hope this all makes sense - if you are aware of the rendering and have access to it and can forward to me before Thursday morning, appreciate it. Thanks, Gerald

Gerald G. Gubatan Senior Planning Deputy Office of Council Member Gilbert Cedillo Council District 1 City Hall, Room 460 Los Angeles, CA 90012 Tel: 213.473.7001 gerald.gubatan@lacity.org http://cd1.lacity.org/

On Tue, May 15, 2018 at 10:43 PM, Joel Miller <<u>imiller@psomas.com</u>> wrote: Thanks Gerald. I will review this when I have a chance.

Regards, Joel

Sent from my iPad

On May 16, 2018, at 12:27 AM, Gerald Gubatan <<u>gerald.gubatan@lacity.org</u>> wrote:

Today PLUM Committee approved a General Plan Amendment related to allow over 1,100 hotel rooms in the Convention Center area. You may wish to review this file - See Items 7, 8 and 9.

http://ens.lacity.org/clk/committeeagend/clkcommitteeagend26121290_05152018.html

Gerald G. Gubatan Senior Planning Deputy Office of Council Member Gilbert Cedillo Council District 1 City Hall, Room 460 Los Angeles, CA 90012

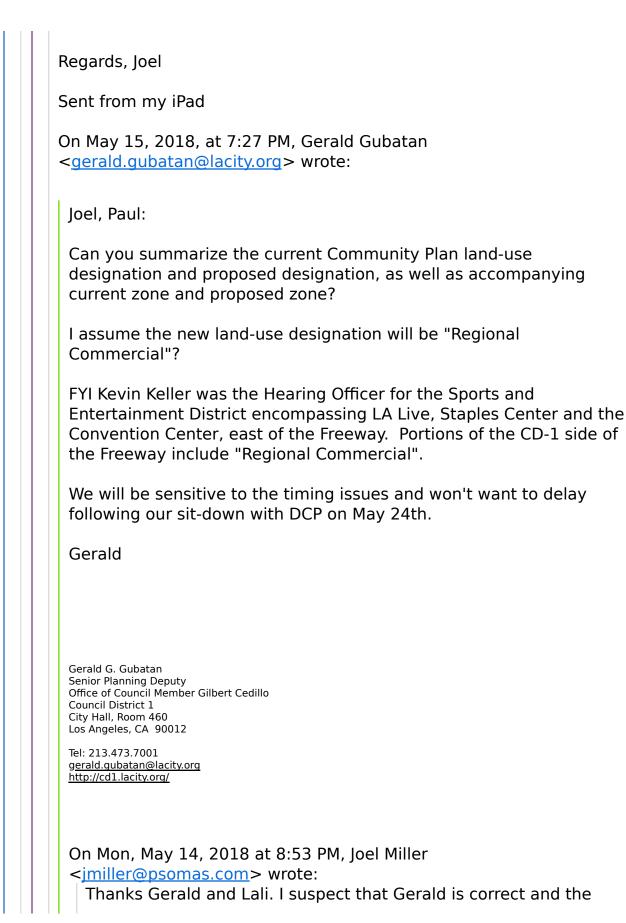
Tel: 213.473.7001 gerald.gubatan@lacity.org http://cd1.lacity.org/

On Tue, May 15, 2018 at 12:58 PM, Joel Miller <<u>jmiller@psomas.com</u>> wrote:

Gerald

I am currently traveling on vacation. From my memory I believe the current zoning is CM-1. (Ignoring the HPOZ issue.) The land-use designation is commercial manufacturing. You are correct that we would like to change the land-use designation to regional commercial and the zone to C2-4. Paul can correct me if I've made any errors.

Re: 1330 W. Pico - General Plan Amendment Initia...



Planning department wants to talk about add areas. Still, we cannot afford to wait. Regards, Joel Sent from my iPad On May 14, 2018, at 11:21 PM, Lali DeAztlan <Lali@deaztlangroup.com> wrote: Gerald. Given that we don't know what the planning department wishes to talk about, can we initiate the Council ordinance as a contingency back-up? That is, start the process this week have the Councilmember introduce the motion, have Council refer it to plum, we will then work with you and CD14 and CD8 to get it waved. The timing would then be identical... and we can then find out what planning wishes to talk about on the 24th? Your thoughts? Can we get the draft motion reviewed by City Attorney to get process going? Thank you! Lali Lali De Aztlan's <u>Outlook</u> for iOS, please excuse typos From: Gerald Gubatan <gerald.gubatan@lacity.org> Sent: Monday, May 14, 2018 1:43 PM Subject: Re: 1330 W. Pico - General Plan Amendment Initiation Request To: Lali DeAztlan <<u>lali@deaztlangroup.com</u>> Cc: Fernando I. Guerra <fg@deaztlangroup.com> Hi Lali -A Council Motion "initiating" the General Plan Amendment, as opposed to the Director of Planning initiating it, would typically be introduced in City Council and referred to the PLUM

Committee. After the Committee acts, its recommendations would usually come back to the full Council, as a "PLUM Committee Report (with recommendations) to formally endorse the Motion moving clause.

A Motion can "circumvent" being referred to a Council Committee if the Council President concurs and the maker of the Motion has a compelling reason; we usually would want to check with the Committee Chairman as well.

I believe I mentioned Department of City Planning (DCP) Staff reached out to our office on various matters, including the topic of the General Plan Amendment initiation for 1330 W. Pico Blvd. We are scheduled to meet on May 24th to discuss further. I do not know what the City Planning Staff wishes to discuss possibly simply checking in with our office on the matter. City Planning Staff do not like to "spot zone" and for a General Plan Amendment, it has the ability to "add on" geographic areas. Initiating this GPA could be the stimulus for asking DCP to review a larger area; my thought is that the area west of the Harbor Freeway currently in the "CM" or "Commercial Manufacturing" Zone could be a good candidate to add on for purposes of evaluating a broader geographic area from a city planning perspective. DCP may be hesitant to initiate for only a distinct parcel or might bring up the fact that the site is on the border or boundary of two separate Community Plans.... Again don't know what they want to talk about...We'll find out

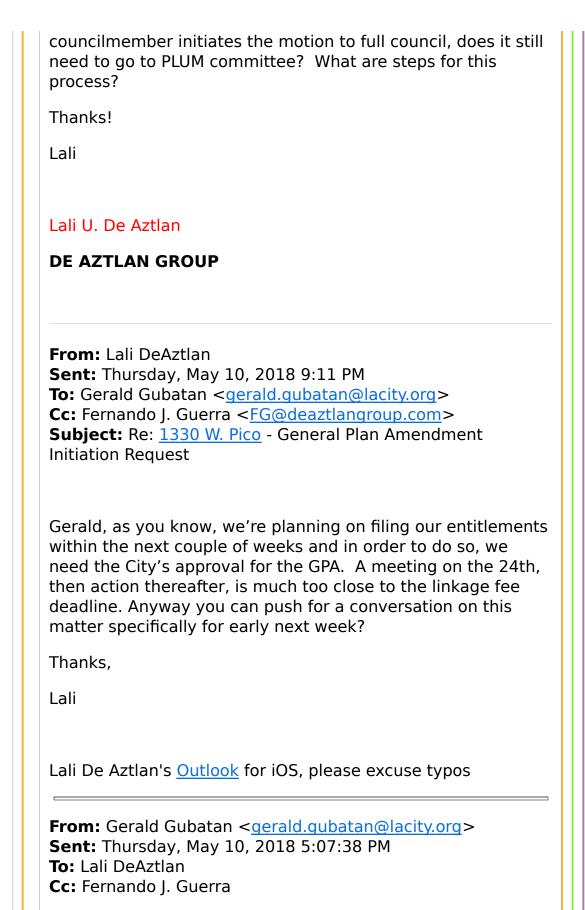
Gerald

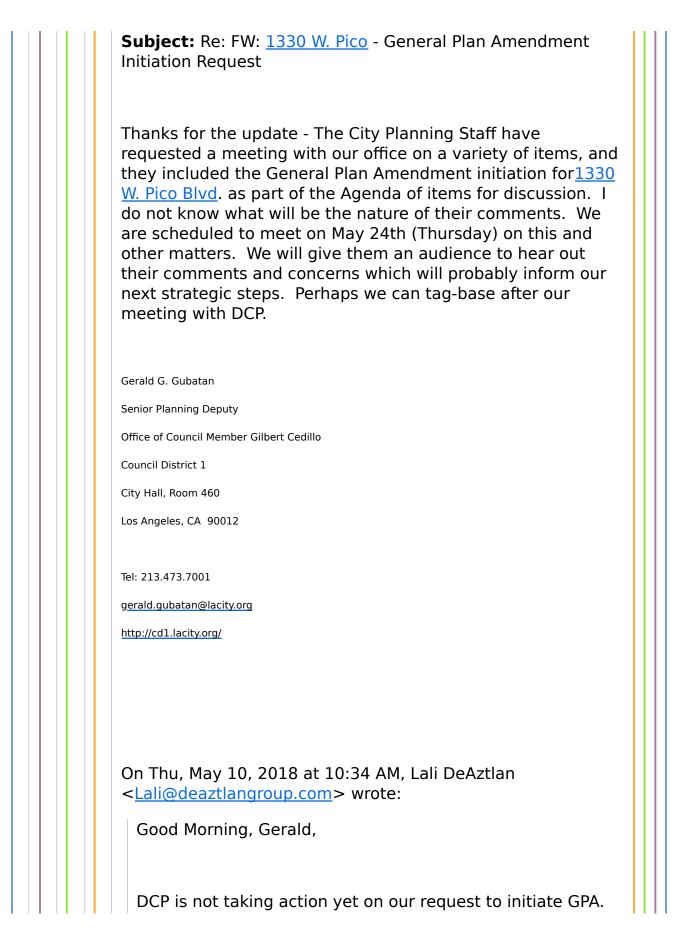
Gerald G. Gubatan Senior Planning Deputy Office of Council Member Gilbert Cedillo Council District 1 City Hall, Room 460 Los Angeles, CA 90012

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On Mon, May 14, 2018 at 12:25 PM, Lali DeAztlan <<u>Lali@deaztlangroup.com</u>> wrote:

Hi Gerald, additional questions from the one below, if the





It was brought up to the committee but they said they wanted "more time to have additional conversations". Given that we are on a tight timeline, Joel believes we cannot afford to wait any longer. Can you call me so we can discuss when the Councilman can introduce the attached (draft) motion? It is the same one emailed to you by Joel a couple weeks ago.
Thank you very much for your time and consideration. I look forward to hearing from you soon.
Best,
Lali
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